



City of Rohnert Park  
Development Services

Housing Policy Department  
Received on:

AUG 02 2012

July 25, 2012

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

RE: City of Rohnert Park's Annual Status Report on the General Plan – Calendar Year 2011

The City of Rohnert Park is pleased to submit its Annual Status Report on the City's General Plan for Calendar Year 2011. The Report was reviewed by the City Council at its July 24, 2012 meeting.

Please contact me at (707) 588-2231 if you have any questions regarding the report.

Sincerely,

CITY OF ROHNERT PARK

Marilyn Ponton  
Planning and Building Manager

Enclosure

# **Annual Report on the Status of the Rohnert Park General Plan**

## **Calendar Year 2011**

Government Code Section 65400 mandates that the planning agency of cities submit a annual report on the status of the General Plan and progress on its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) each year. The report must address the City's progress in its General Plan implementation, including the progress in meeting its share of regional housing needs. The intent of this requirement is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. The information that follows is provided for compliance with the Government Code Requirements related to the provision of an annual report on the status of the Rohnert Park General Plan.

### **Status of the Rohnert Park General Plan**

The Rohnert Park General Plan was adopted in July 2000 and has been amended a number of times since then. The General Plan includes the following mandatory elements:

- Land Use
- Transportation/Circulation
- Housing
- Open Space (Parks and Recreation)
- Noise
- Health and Safety
- Environmental Conservation

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every seven years.

The following list represents the progress the City has made towards implementing the goals and policies of the General Plan during the review period for Calendar Year 2011. The goals are quoted directly from the General Plan. Not all goals are quoted, only those where there has been significant progress. The progress response follows in italics.

## **Progress in Implementation of the General Plan Goals**

### **2.4 Land Use and Growth Management**

As a master planned community, Rohnert Park has a well-structured pattern of land uses. Most neighborhoods are centered around an elementary school and/or a local park. Neighborhood shopping centers are located at the intersections of major roads, serving several adjacent neighborhoods.

LU-E Encourage development of the City Center as a mixed-use activity center with a range of commercial, residential, and civic uses.

*The area designated Community Center on the General Plan map is a combination of commercial, low and moderate income housing, a public building housing the Public Safety Department and a park and recreation area. This area is also in close proximity to other shopping facilities in the vicinity of Rohnert Park Expressway and Commerce Boulevard. This area was developed prior to April 1, 2009. City Hall is located on Avram Avenue several blocks to the south of the City Center.*

LU-G Require preparation of specific plans for strategic new growth areas with complex land use programs.

*Recently, the City has approved the Sonoma Mountain Village Specific Plan, the Southeast Specific Plan and the University District Specific Plan. Sonoma Mountain Village is a combination of single-family detached homes, estate homes, condominiums, apartments, row houses and inclusionary housing. The development will also include commercial office and retail and service commercial uses. The Southeast Specific Plan is a mixture of low, medium and high density housing and retail commercial uses to serve the surrounding residential uses. The City is in the process of reviewing the Northeast Specific Plan for approval.*

LU-I Provide a range of housing types in type and price, including large-lot homes and housing oriented to students.

*Rohnert Park has a large variety of housing types and prices that cover the range from low and moderate income buyers to homes attractive to higher income purchasers. However, because of the economic situation during the review period, very few new housing units have been constructed. Approximately thirty-three percent of the housing units in Rohnert Park are classified as apartments with many clustered around Sonoma State University. Many of these units are suitable for student housing. The various Specific Plans provide for a variety of housing including rural estate, large lot residential, low density residential, medium density residential and high density residential.*

LU-K Promote a diverse range of jobs within the city.

*Rohnert Park has a wide variety of commercial and industrial uses that provide a variety of jobs for residents of the community and the surrounding area. New commercial and industrial development since the last Annual Report on the General Plan has resulted in an increase in over 100 new jobs in Rohnert Park.*

LU-1 Update the City's Zoning Ordinance and Subdivision Regulations contained in the Municipal Code for consistency with the General Plan, including the General Plan Diagram.

*The Zoning Ordinance and Subdivision Regulations are updated on a regular basis to be consistent with the General Plan.*

LU-2 Require sites designated as Mixed Use to be developed with a variety of residential and non-residential uses, in accordance with the delineated land use program for the Specific Plan areas in this chapter.

*The Sonoma Mountain Village Specific Plan, Southeast Specific Plan and University District Specific Plan provide a variety of mixed uses including residential, office and commercial as addressed in LU-G above. The Mixed-Use Zoning districts encourage the siting of compatible businesses, stores, institutions, service organizations, and residences in close proximity to one another so as to create self-sufficient neighborhoods within the City.*

LU-3 Develop the University District as a mixed-use, pedestrian-oriented center.

*The University District Specific Plan provides for a type of development that would encourage pedestrian access to commercial centers and recreational facilities. The Mixed-Use residential designation applies to properties within the commercial center, which will adhere to the General Plan's designation for commercial and mixed-use purposes.*

LU-4 Develop the City Center as a mixed-use, pedestrian-oriented center.

*The City Center has a variety of multi-family housing and public buildings in close proximity to commercial development that would encourage pedestrian access to these facilities. It is also in close proximity to Hinebaugh Creek which has an informal trail providing access to the City Center area for some residents in the city.*

LU-6 Locate new Medium and High Density Residential development adjacent to parks, creek ways or other open space, in order to maximize residents' access to recreational uses.

*The Sonoma Mountain Village, Southeast, and University District Specific Plans orient medium and high density areas close to and adjacent to parks or permanently designated open space.*

LU-7 Encourage new neighborhood commercial facilities and supermarkets to be located to maximize accessibility to all residential areas.

*Neighborhood Commercial zoning is located adjacent and convenient to residential development. In recently approved Specific Plans, commercial development is located adjacent to residential development for easy access by residents of the homes.*

LU-10 As part of the Zoning Ordinance, establish the following density bonuses for residential projects:

- Up to 25 percent bonus for projects meeting State-criteria for low and very low income housing.

*In the Zoning Ordinance under Chapter 17.0.020, Footnotes H., contains Density Bonus for Affordable Housing. The purpose of this section is to comply with the state Density Bonus Law (California Government Code Section 65915) to implement the Housing Element of Rohnert Park General Plan by providing increased residential densities for projects that guarantee a portion of the housing units will be affordable to households of low or very low income. In approved Specific Plans, the density bonus may actually exceed the State requirements.*

LU-10A Coordinate the adoption of each specific plan in a manner that provides for the systematic implementation of the General Plan and is consistent with the growth management and public facilities goals and policies of this General Plan.

Require that all specific plans pursuant to this General Plan include the following components:

- A land use program as specified for each Specific Plan area in the General Plan, including the maximum and minimum development for each land use type.

*On- going work continued on processing the proposed Northeast specific plan during the annual review period including a detailed land use program. A range of development for each land use type is being considered. A detailed traffic study, prepared by a City-approved traffic/transportation planner and reasonable mitigation measures to mitigate traffic impacts resulting from the development was prepared as part of the Environmental Impact Report (EIR) for the project. The type of housing provided for in each specific plan ranges from rural Estate Residential to High Density Residential.*

LU-10B Include within each specific plan, standards and criteria by which development will be phased and standards for conservation, development, and utilization of natural resources.

*Recently approved Specific Plans include standards for conservation of natural resources especially creeks that run through the Specific Plan area. These are maintained as open space and designated as park land. Wetland basins have also been provided in a number of cases including specifically the University District Specific Plan.*

LU-10C Permit hospitals, schools, police and fire stations, parks and other facilities that serve a vital public interest, subject to findings and necessary environmental review, to be located in a specific plan area, even if a specific plan for the area has not been adopted.

*Specific Plans/Planned Development provide for public safety facilities, parks and other facilities where required.*

LU-11 Require preparation of a Specific Plan prior to approval of any development in Canon Manor, with the amount of development controlled by the underlying land use designations.

*At the present time there is no interest in the preparation of a Specific Plan for the Canon Manor area. If a specific plan were prepared and approved it would include a land use map for the area.*

#### **University Specific Plan Area**

LU-14 Require preparation of a Specific Plan prior to approval of any development in the University District.

*A Specific Plan was prepared and adopted for the University District in 2006.*

#### **Southeast Specific Plan Area**

LU-22 through LU-26 requires preparation of a specific plan prior to approval of any development in the Southeast area. Permit neighborhood park approximately five to eight acres in size. Permit neighborhood-oriented retail, offices, financial, business and personal services, and other similar neighborhood-compatible uses. Permit a maximum FAR of 0.4 for retail-only development and 1.0 for mixed use development. Only land devoted to non-residential uses shall be counted towards establishing the non-residential FAR requirements. Allow residential uses, as long as they do not front Bodway Parkway. Allow the Mixed Use area to be developed with a mix of residential and commercial uses, or with either one of those uses without the other.

*The Southeast Specific Plan was approved in December 2010. Policies LU-22 through LU-26 have been incorporated in the Specific Plan. No development has taken place since the approval of the Specific Plan.*

#### **Wilfred-Dowdell Specific Plan Area**

LU-32 and LU-33 Ensure development is in accordance with the adopted Specific Plan for the area. In preparing and adopting the Wilfred-Dowdell Specific Plan, incorporate provisions which ensure integration of land uses and design concepts with the adjacent Northwest Specific Plan area.

*The Wilfred-Dowdell Specific Plan was adopted in 2008. No development has taken place in the area covered by the Specific Plan. However, there have been plans submitted to construct a*

*hotel and fast food restaurant in the Village North portion of the Specific Plan. This project was approved by the Planning Commission and City Council.*

## **2.5 Growth Management Goals and Policies**

Management and predictability of growth emerged as one of the salient issues that Rohnert Park residents would like the General Plan to address. Growth management policies are designed to balance competing interests, including the need for additional housing and related development, and the expressed community desires to preserve open space, maintain community character, and ensure adequate public facilities.

GM-C Ensure that growth is paced to achieve General Plan build out over a 20-year period, representing an annual average population growth rate of one percent.

*Because of the impact of current economic conditions on construction of new housing, the annual average population growth rate is less than one percent and that could continue for several years until economic conditions improve resulting in the construction of new housing. The only residential growth taking place during the review period is additions and improvements to existing housing.*

GM-G Require all urban development in the Rohnert Park Planning Area to be located within the Urban Growth Boundary, prohibit urban development outside the Urban Growth Boundary.

*The City adheres to this policy on an on-going basis.*

GM-1 Prepare and adopt a Growth Management Ordinance that implements policies in this Element.

*The Growth Management Program Ordinance was adopted by the Rohnert Park City Council on July 24, 2001. Because of the recent slow-down in new housing construction, the number of new residential units constructed is well under the maximum permitted by the Growth Management Program Ordinance.*

GM-9 Require that each specific plan include a Public Facilities Financing Plan that explains how streets, water, wastewater, solid waste, and parks, all meeting City standards, will be provided to the project.

*A Public Facilities Financing Plan (PFFP) was adopted in 2004, updated in 2006 and 2011.*

GM-20 Work with Sonoma County to ensure that all land in the Planning Area outside Rohnert Park's Urban Growth Boundary is preserved as open space.

*This policy is implemented on an ongoing basis with Sonoma County.*

GM-24 Undertake periodic review to monitor General Plan implementation with the first review scheduled to occur within three years of Plan adoption.

*The Annual General Plan Review is performed as required by the Government Code. The annual General Plan report will be scheduled at a City Council Meeting each year.*

### **Community Design**

This element provides the goals and policies for protecting and enhancing Rohnert Park's physical and visual character. They provide a framework for reinforcing Rohnert Park's positive attributes, such as compact form and well-defined neighborhoods, and for fostering the creation of distinctive centers with pedestrian and community orientation.

CD-D and CD-E Preserve and enhance views of the eastern ridgeline; and preserve and enhance the visual character of scenic corridors.

*The Southeast Specific Plan and the University District Specific plan have interior streets oriented in an east-west direction to provide the major opportunity for enhancing views of the eastern ridgeline from vantage points within the development. View Corridors have also been established that restrict the placement of structures and planting of trees that would block views of the eastern ridge line. For projects that require CEQA environmental documents, project impact on views from surrounding properties is an area of the environmental document that must be addressed and mitigated if there is a substantial impact.*

CD-4 through CD-8 These policies relate to the protection of view corridors along Petaluma Hill Road, Snyder Lane, Bodway Parkway, Rohnert Park Expressway; and other major roadways in the City.

*These policies are being implemented through the Northeast, Southeast, University District Specific Plans and Sonoma Mountain Village Planned Development. Protection of views of the hills to the east from major roadways is addressed in the CEQA document and the Specific Plans.*

CD-9 through CD14 These policies relate to transition from urban to open space, clustering of residential development, landscaping along the city's eastern edge, and to ensure that design treatment at the edge of urban uses results in "soft" edges.

*These policies are implemented through various Specific Plans, Planned Development and through the Zoning Ordinance.*

## **3.2 Neighborhoods and Focus Areas**

CD 15 through CD-23 Deals with procedures for design of new neighborhoods, a design standards checklist for design reviews, standards to foster pedestrian orientation of new



development in mixed-use and neighborhood commercial areas, transitions between street and building, minimizing the visual dominance of garages and to establish design guidelines for Estate Residential uses to ensure new structures are consistent with the surrounding areas.

*On November 27, 2001, the City Council approved a set of Design Guidelines that apply to lands within the existing City limits and in the new development areas. The Specific Plans and Planned Developments that are approved for various areas in Rohnert Park include design criteria specific to the individual area covered by the Specific Plan. The Specific Plans and Planned Developments utilize the creeks as open space extending through the plan area. Townhomes, multi-family dwellings and single-family homes are integrated within the area covered by the Specific Plan. Design is also an important area in reviewing development covered under Site Plan Review, Architectural Review and Conditional Use Permits. Design Guidelines also apply to these development reviews.*

CD-26 through CD-28 Design streets not only to accommodate traffic, but also to serve as comfortable pedestrian environments, allow sound walls only for development along US 101 and the NP Railroad and ensure that development standards do not result in disincentives for providing closely spaced local streets.

*These policies are implemented through the review of Specific Plans, Planned Developments and as new development proposals are reviewed by planning staff. Pedestrian access from the sidewalk on surrounding streets to building entries is an important element in development review. Landscaping and meandering sidewalks, where applicable, are encouraged to enhance the pedestrian experience.*

CD-31 Ensure that the University District is developed as an active, mixed-use pedestrian center, integrated and responsive to the design of the University Concert Hall, sensitive to the existing residential developments to the west, and with transitions to open space to the east.

*The University District will be developed under the approved University District Specific Plan. The Specific Plan provides for mixed uses which are pedestrian oriented.*

CD-34 and CD-35 Provides detailed requirements for the Open Space Plan for the University District Specific plan.

*The Open Space Plan portion of the University Specific Plan conforms to all of the design elements in the policies relating to open space. A creek buffer and scenic corridor is provided along existing creeks.*

### **Northeast Specific Plan Area**

CD-41 through CD-43 Provides development requirements for housing and parks for the Northeast Specific Plan Area.

*These policies are implemented through the policies and standards in the Northeast Specific Plan.*

### **Northwest Specific Plan Area**

CD-44 through CD-48 These policies set standards for the Northwest Specific Plan Area including using design review to ensure compatibility of uses in areas where residential and commercial areas are adjacent.

*All of these policies will be included in the Northwest Specific Plan.*

### **Southeast Specific Plan Area**

CD-49 through CD-52 These are policies relating to the Southeast Specific plan Area.

*The land use and circulation plan approved as part of the Specific Plan incorporates these policies.*

### **Existing Neighborhoods**

CD-53 Ensure that new development in existing neighborhoods is respectful of the character of existing uses and causes minimal design intrusion.

*Site Plan and Architectural review is required for any new development. If the development takes place in an existing neighborhood, the impact on that neighborhood would be considered during the review process. The proposal would have to comply with the adopted Design Guidelines with the item going before the Planning Commission for its consideration.*

### **Commercial Centers**

Neighborhood commercial is located adjacent to neighborhoods, providing convenient shopping for nearby residents. Regional commercial, located primarily along US 101, serving a regional clientele in addition to Rohnert Park residents.

CD-55 Require all development within commercial districts to provide pedestrian amenities, including pedestrian walkways through parking lots to connect buildings on opposite sides of parking areas, sidewalks wide enough to accommodate pedestrian use, sidewalk intersection bulbs to reduce walking distance across streets, pedestrian lighting, benches, street trees, and other sidewalk amenities, and landscaping that complements pedestrian circulation and eliminates barriers to pedestrian access.

*These standards would be implemented through Site Plan and Architectural Review consideration by the Planning Commission and through the approval process for development within Specific Plan areas.*

CD-56 As part of the Zoning Ordinance, maintain development standards for all development within commercial districts that include but are not limited to setbacks from front property line, landscaping, design standards for parking lots, orientation of main entrances to the street, pedestrian comfort and signage requirements.

*The design criteria for parking lots, landscaping, building orientation, setbacks, pedestrian consideration and signage details are included as standards in the Zoning Ordinance. Development standards are considered during Site Plan and Architectural review of commercial developments.*

### **Public Art**

CD-57 and CD-58 Encourage integration of art and cultural components in public places and facilities and include art and cultural components in areas of new development and redevelopment.

*A Public Art Ordinance was adopted by the City Council in 2007, to ensure that public art is an element of larger commercial and industrial projects. However, the Ordinance was rescinded in 2011 because of the additional cost to developers of new commercial properties and rehabilitation of existing commercial properties. Because of the poor economic conditions at this time, it was assumed that the additional cost of providing public art could discourage commercial development and redevelopment.*

## **4. Transportation Element**

The Transportation Element includes policies, programs and standards that are intended to:

- Maintain mobility and reduce traffic congested locations;
- Improve connections between different parts of the city;
- Further an integrated multi-modal transportation system that encourages transit use, walking, and biking; and
- Provide incentives for travel demand reduction.

TR-1 and TR-2 Establish LOS C as the minimum standard for all arterial and collector roadway segments and intersections. Require mitigation measures, as needed, for new development that increases traffic such that LOS levels fall below the established minimum standard.

*All large developments and modifications to existing developments may require the preparation of a traffic study to determine the impact on the LOS at key intersections and the development of appropriate mitigation measures to maintain a LOS of C or better. The Negative Declaration or EIR for a specific plan or commercial development will include a traffic analyses and, if necessary, mitigation measures to reflect this policy.*

TR-3 through TR-12 These policies relate primarily to development within the Specific Plan/Planned Development areas and to the City's Capital Improvement Program (CIP).

*These policies are implemented through the Capital Improvement Program (CIP) and under the Specific Plans and Planned Developments. The CIP is a mechanism to prioritize and undertake roadway improvements.*

TR-14 Work with Caltrans to coordinate widening projects, interchange improvements and other improvements along US 101.

*Caltrans is presently widening US 101 southerly from Santa Rose which includes that portion that runs through Rohnert Park. The widening project includes improvements to the on and off ramps in Rohnert Park and the installation of sound walls. Golf Course Drive extension under Highway 101 to connect with Wilfred Avenue which is being renamed Golf Course Drive West is under construction.*

TR-15 Encourage Caltrans, the Metropolitan Transportation Commission (MTC) and the Sonoma County Transportation Authority (SCTA) to plan, fund, and implement improvements to the Wilfred Avenue interchange along US 101.

*Golf Course Drive/Wilfred Avenue (Golf Course Drive West) interchange has been fully funded and will be constructed during the US 101 widening project. Development under the Wilfred/Dowdell Village Specific Plan will also include improvements to Wilfred Avenue. Engineering is reviewing plans for improvement of Golf Course Drive West and Wilfred Avenue, a major arterial. The city is working with Sonoma County on the portion of Wilfred Avenue west of Dowdell Avenue.*

TR-16 through TR-21 These sections deal with inter-jurisdictional coordination including Caltrans, Metropolitan Transportation Commission (MTC), Sonoma County Transportation Authority (SCTA), the City of Cotati, and Sonoma State University.

*The City has and will continue to work with these agencies to plan and implement improvements necessary to mitigate impacts of increased traffic congestion on major roads and intersections. As part of the widening of US 101, HOV lanes will be provided.*

TR-37 Provide continuous sidewalks along all existing and future streets.

*Most streets in Rohnert Park have sidewalks. When development takes place on under-improved streets, the developer will be responsible for new street improvements including sidewalks.*

TR-39 Update the Bicycle Master Plan to incorporate Class I bikeways. Develop locations and alignments for Class II and III bikeways.

*The City has a Bicycle Master Plan that incorporates various classes of bikeways. Specific Plans provide for bike lanes where appropriate and in conformance with the Bicycle Master*

*Plan adopted September 23, 2008. Bike lanes were added on Camino Colegio between Southwest Boulevard and East Cotati Avenue.*

TR-43 Establish requirements for bicycle parking as part of the Zoning Ordinance update. Ensure that secure bicycle parking is provided in conjunction with new development.

*The Zoning Ordinance requires bicycle parking spaces for office, commercial, industrial and multi-family uses. There are specific standards for the number of bicycle parking spaces, location of bicycle parking and security to minimize theft and vandalism. In newer commercial development the City has encouraged the installation of some covered bicycle parking and secure bicycle parking.*

## **5. Open Space, Parks and Public Facilities**

Open space areas within and around Rohnert Park are valuable resources and provide the City a scenic setting. The Open Space, Parks, and a Public Facilities Element addresses these and other related topics. Also addressed in this Element are public facilities including schools, water service, and wastewater collection and disposal.

OS-D Maintain and enhance the Petaluma Hill Road Scenic corridor.

*Development along the east side of Petaluma Hill Road will be designed to protect the view of the hills to the east from the roadway. Sonoma Mountain Village, Southeast Specific Plan and University District Specific Plan are also designed to create view corridors of the hills to the east. CEQA documents for development projects require consideration of the impact of a development on scenic views.*

OS-E Maintain publicly owned open space areas in their natural state; provide public access in a manner that is compatible with the conservation of habitat.

*There are a number of creeks that extend through Rohnert Park from the foothills to the east of the City and extending westerly across the city terminating at the Laguna De Santa Rosa. They have been protected in their natural state and walking/biking trails have been provided along the top of the bank on some of the creeks. The Specific Plans that include creeks in their boundaries take advantage of the creeks as open space elements with pedestrian and bicycle trails.*

OS-G Develop additional parkland in the City to meet the standards of required park acreage for new residents.

*Additional parkland will be developed in the City as part of the Specific Plans and Planned Developments as they receive approval. The applicants for Specific Plans and Planned Developments are required to show the locations of the parks within their plan areas and to provide conceptual plans for the development of the parks. The Parks and Recreation*

*Commission reviews and makes recommendations on proposed park sites and the conceptual plans within the Specific Plan areas.*

OS-7 Use creek protection zones for permanent public open space and compatible purposes including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping.

*The creeks extending through the City have been placed in an OS-EC Open Space-Environmental Conservation zone. This district includes sites with environmental and/or safety constraints, such as riparian corridors, sensitive habitats, and wetlands. This district is consistent with the “Open Space- Environmental Conservation” General Plan designation. Some of the creeks have been developed with walking and bike trails along the top of the bank.*

## **5.2 Parks**

OS-F and OS-G Provide an integrated system of parks and trails throughout the city to meet the community’s recreational needs. Develop additional parkland in the city to meet the standards of required park acreage for new residents.

*The development of new parks and trails will be implemented as specific plans and development proposals are processed and approved. Approved specific plans or those in the preparation stage address the need for parks and trails for residents of the new dwelling units that will be constructed under the plan. The specific plans in the vicinity of Petaluma Hill Road are crossed by creeks that provide an opportunity for walking and bicycle trails along the top of the creek banks.*

OS-10 Prepare a Parks, Recreation and Open Space Master Plan as the implementing tool for General Plan park and recreation policies and proposals.

*The city has prepared a Parks, Recreation and Open Space Master Plan.*

OS-11 and OS-12 As part of the update of the Subdivision Regulations, establish parkland dedication or in lieu fee at a standard of five acres of community and neighborhood parks per 1,000 new residents. Require development in high-intensity employment-generating areas such as the University district to provide additional parkland for employees at 1 acre per 250,000 square feet of non-residential development. Acquire and develop new parks in approximate locations and sizes shown on Figure 5.2.1 and Table 5.2.2.

*The Specific Plans and Planned Developments provide parks at a ratio of at least five acres for each 1,000 new residents that will reside in the area when development is completed. The Parks and Recreation Commission recommended that the Planning Commission approve the size, layout and configuration of the Sonoma Mountain Village and Southwest Specific Plan area proposed parkland dedication.*

OS-16 Expand the City's network of bike and pedestrian paths in areas of new development.

*Policies regarding bike and pedestrian paths in new development are implemented through review of project applications including Specific Plans. The City's Bicycle Advisory Committee reviews project applications to ensure their conformity with existing Bicycle Master Plan. The City's Public Safety, Public Works and Recreation Departments also implement this policy on an ongoing basis. As mentioned in OS-F and OS-G above, some of the specific plans provide an opportunity to provide walking and biking trails along the top of the banks of creeks that cross the specific plan areas.*

OS-17 Ensure that parks and recreation facilities are safe secure areas.

*All new parks and recreation facilities are reviewed by the City to assure that they are safe for children and adults. Proposed plans are reviewed by the Public Safety Department and Parks and Recreation Department.*

### **5.3 Schools**

Rohnert Park schools are under the authority of the Cotati-Rohnert Park Unified School District. School buildings and recreational facilities are available for community use during non-school hours. Parks located adjacent to schools provide additional outdoor recreational space for students.

PF-3 Require developers to dedicate any necessary school sites to the Cotati-Rohnert Park Unified School District (CRPUSD).

*All new Specific Plans and Planned Developments are reviewed by the Cotati-Rohnert Park Unified School District for adequacy of schools for the project. If necessary, they can require the dedication of land for new schools.*

### **5.4 Wastewater**

PF-7 Continue participation in the planning, financing and construction of wastewater treatment capacity expansions of the Subregional Wastewater Disposal System. Explore opportunities for increasing reclaimed water use and decreasing potable water demand.

*The City is an active member of the Subregional System and is working to expand the use of reclaimed water where feasible. In newly developed areas, the use of reclaimed water is encouraged. In new development, water conserving landscaping is recommended. Where a new development includes the installation of new landscaping, reclaimed water for landscaping irrigation is encouraged if reclaimed water is available to the site.*

PF-9 Require developers to install or pay for new sewer lines and other sewer improvements needed to accommodate new development.

*Specific Plan and Planned Developments require the installation of new sewer lines and other sewer improvements to serve the needs of the development. The Public Facilities Financing Plan addresses the infrastructure and service needs of the City associated with General Plan build out. New developments are required to provide and pay for the infrastructure necessary to support that development including upgrading existing sewer and wastewater systems or the installation of new systems.*

## **5.5 Water Supply and Conservation**

PF-11 through PF-13 Monitor the operation of the municipal well field on a monthly basis to ensure that production does not exceed the recharge rates so as to result in a substantial lowering of groundwater levels in the vicinity of the Urban Growth Boundary. Develop a monthly municipal well field monitoring program. Continue to collect and analyze monthly groundwater level data to assist in management and operation of Rohnert Park's municipal well field.

*The City is undertaking its groundwater monitoring program by gathering groundwater data at key locations in the city. Water supply assessments that are performed for specific plans include a groundwater assessment. The City does not extract more than 2.3 million gallons a day from the groundwater wells. We are presently under that amount of withdrawal. The latest groundwater study is ongoing with the Santa Rosa Groundwater Study currently in its 5<sup>th</sup> year.*

PF-15 Continue to require water-conserving devices for all new development.

*All Specific Plans and Planned Developments provide for and new developments are required to include water conservation devices in residential and non-residential buildings and landscaping. This includes low flush toilets and low flow shower heads. Smart irrigation controllers including rain shut-off devices on controllers will be used on new irrigation systems. High energy appliances are also encouraged in new residential units. Drought tolerant landscape materials will also be used.*

PF-16 Require non-residential uses to implement water conservation practices as a condition of development.

*Under the Specific Plan and Planned Development area, non-residential uses are required to implement water conservation practices especially in landscaped areas through the use of smart irrigation controllers and use of recycled water for irrigating landscaped areas. This also applies to new commercial developments that go through the Architectural and Site Plan Review procedures.*

PF-17 Develop a comprehensive wastewater flow reduction program for existing and new non-residential uses.



*Non-residential uses are required to use devices to reduce wastewater flow similar to residential users.*

## **6. Environmental Conservation**

Rohnert Park and its environs are endowed with a bounty of natural resources, including undeveloped and developed open spaces, creeks, agricultural resources, and areas with high potential to sustain wetlands, vernal pools and wildlife. An overriding goal of the General Plan is to conserve these natural resources to ensure that future development does not adversely affect the environment.

EC-1 Undertake an inventory of historic resources to determine sites or buildings of federal, State or local historic significance.

*An inventory of historic buildings has not commenced. However, Environmental Impact Reports for various specific plans include an inventory of buildings that may have historic significance.*

EC-2 Insure the protection of known archaeological resources in the city by requiring a records review for any development proposed in areas that are considered archaeologically sensitive for Native American and/or historical remains. Require construction activities and development adjacent to sites of historic or archaeological resources to avoid degradation.

*A good percentage of new development in Rohnert Park will be taking place in areas approved under a Specific Plan and Planned Development area. The Specific Plan and Planned Development approval process must conform to CEQA resulting in the requirement for an Environmental Impact Report. Mitigation measures in the EIR require that a cultural resources field survey of the project site be performed prior to construction activities. If any cultural resources are discovered during ground disturbing activities, work in the immediate area shall stop and a qualified archaeologist shall be brought in to evaluate the resource and to recommend further action, if necessary. Construction crews shall be directed to be alert for cultural resources. In the event that human remains are discovered, all work in the area shall stop immediately, and the developer shall contact the County Coroner.*

### **6.2 Habitat and Biological Resources**

Several sites in the Planning Area have the potential to support wetlands, vernal pools, rare plants and wildlife and special status species.

EC-4 and EC -5 Cooperate with State and federal agencies to ensure that development does not substantially affect special status species appearing on any State or federal list of rare, endangered or threatened species. Require development in areas with high and moderate wetlands potential and habitat areas as well as other areas where wetland or habitat for special-status species is present, to complete assessments of biological resources.

*These areas in Rohnert Park develop under the Specific Plan or Planned development process. The Environmental Impact Report that is prepared for the project prior to its consideration for approval assesses the potential for impacts on special status species and areas with high and moderate wetlands potential. If rare, endangered or threatened species or wetlands habitat are likely to occur within the project area, mitigation measures are recommended to address the impact. Prior to commencement of construction, mitigation regarding rare, endangered or threatened species or wetlands habitat have to be addressed.*

EC-7 Encourage planting of native vegetation in new development sites, parks, public areas and open space.

*Native species are encouraged in landscape plans for new developments.*

EC-9 As part of the City's Capital Improvement Program, incorporate a tree planting program for new and existing streets and maintenance of existing trees.

EC-11 As part of the update of the City's Zoning Ordinance, establish landscape and tree planting standards, including provisions for large paved areas such as parking lots.

*Parking lots for non-residential uses must have a minimum perimeter planting area of ten (10) feet in width adjacent to a Residential District and five (5) feet in width adjacent to other zoning districts. Parking lots adjoining a street must have a frontage planting area reflecting the required setback from the street. The parking area must be screened from the adjacent street with berming and/or landscaping to achieve an average height of three (3) feet above the adjacent grade of the parking area. Parking lot trees must be provided at a minimum of one (1) tree for every four (4) parking spaces.*

EC-12 Protect oaks and other native trees that are of significant size through the establishment of a Heritage Tree Protection Ordinance.

*A Tree Preservation Ordinance became part of the Zoning Ordinance in 2007. The Ordinance requires a tree removal permit to remove any tree that is not exempt from the Ordinance. Specific plans and new developments that require environmental review under CEQA may include a tree assessment and the requirement to retain any trees that are worth preserving.*

EC-13 Maintain creek protection zones extending a minimum of fifty (50) feet from the tops of banks for creeks, with extended buffers where significant habitat areas or high biological resources exist, require appropriately wide buffers to encompass and protect the resource.

*The Zoning Ordinance has a provision that creek protection zones shall be maintained for a minimum of fifty (50) feet from the tops of the bank. Where significant habitat areas or high potential wetlands exist, this setback shall be extended to protect the resource, as required by the Planning Commission or City Council at the time of project approval. Specific plans that*

*encompass creeks include creek protection zones, preservation of vegetation and may include walking and biking trails adjacent to the bank of the creek.*

EC-14 As part of Specific Plans and Planned Developments, require evaluation and implementation of appropriate measures for creek bank stabilization, and any necessary steps to reduce erosion and sedimentation, but preserve natural creek channels and riparian vegetation.

*Any Specific Plan or Planned Development that includes a creek within its boundaries shall contain provisions for protection of the creek at least as stringent or more stringent as the requirements of the Zoning Ordinance.*

### **6.3 Water Quality**

EC-15 through EC-19 Continue working with the Regional Water Quality Control Board to protect water quality. Regularly monitor water quality to maintain high levels of water quality for human consumption and ecosystem health. Work with the relevant agencies to ensure that groundwater supplies are not contaminated in the recharge areas east of the city. Protect waterways by prohibiting the dumping of debris and refuse in and near waterways and storm drains. Require new construction to utilize site preparation, grading and foundation designed for erosion control to prevent sedimentation and contamination of streams.

*These policies are implemented on an on-going basis both in new development and as requirements in Specific Plans and Planned Development. The City uses the Storm Water Best Management Practices for New Development and Redevelopment.*

EC-20 Prepare and disseminate information about the potentially harmful effects of toxic chemical substances and safe alternative measures, including information about safe alternatives to toxics for home and garden use.

*Residents of Rohnert Park receive information about the disposal of toxic chemical substances and where they may be taken for disposal.*

EC-21 Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding.

*Creek setback zones are established in the Zoning Ordinance and for new developments in the Specific Plan areas. Development in these areas follow the requirements from the Regional Water Quality Control Board pertaining to storm drain runoff to creeks.*

### **6.4 Air Quality**

Rohnert Park is located in the northern region of the nine-county San Francisco Bay Area air basin. Air quality in the basin is monitored by the Bay Area Air Quality Management District (BAAQMD), which operates a regional network of air pollution monitoring stations.

EC-22 through EC-26 Cooperate with the Bay Area Air Quality Management District to achieve emissions reductions for nonattainment pollutants by implementation of air pollution control measures as required by State and federal statutes. Use the City's development review process and the CEQA regulations to evaluate and mitigate the local and cumulative effects of new development on air quality. Adopt the standard construction dust abatement measures included in BAAQMD'S CEQA Guidelines. Prohibit emission-generating facilities in the Northwest Specific Plan area or in the planned industrial areas to the southeast. Encourage new residential development and remodeled homes to install clean-burning fireplaces and wood stoves.

*These policies are implemented on an everyday basis during the project review and approval process. None of the approved Specific Plans have any provisions for emission-generating facilities. New home builders are encouraged to install gas fireplaces in place of wood burning fireplaces to reduce air pollution including carbon monoxide, nitrogen dioxide and PM-10.*

## **7. Health and Safety**

This Element addresses the protection of the community from risks posed by environmental hazards as well as emergency preparedness and management. These include effects of seismically induced surface rupture, ground shaking, and ground failure, geologic hazards including landslides and subsidence, flooding and hazardous materials and waste.

### **7.1 Seismic and Geologic Hazards**

HS-1 and HS-2 Require new construction to utilize site preparation, grading and foundation designs in accordance with site specific soil conditions. Require submittal of a preliminary soils report, prepared by a registered civil engineer. Continue requiring all new buildings in the City to be built under the seismic requirements of the Uniform Building Code and Uniform Plumbing Code.

*Depending on the size of a building and the type of construction, the Building Official can require a soils report. Seismic requirements of all buildings must meet the requirements of the California Building Code. Major developments require a soils report and recommendation prepared by a registered civil or soils engineer.*

### **7.1 Drainage, Erosion, Stormwater and Flooding**

HS-3 Prepare and implement a Storm Water Management Plan to ensure protection of the surface and groundwater resources.

*The City has prepared a plan that complies with EPA regulations. The City is also using the Storm Water Best Management Practices for New Development and Redevelopment prepared by Sonoma County and the City of Santa Rosa to assess the storm water impacts of new projects and to ensure compliance with Federal standards.*

HS-5 and HS-6 As part of the building permit process require all development projects to comply with hydrology and drainage policies incorporated in the applicable Specific Plans. As part of the building permit process, require new development greater than five (5) acres in size to prepare and implement a site-specific storm water pollution prevention plan.

*These policies are contained in the Specific Plans that cover large undeveloped areas in or adjacent to the City. They are also actions that are implemented upon applying for a building permit on larger size properties.*

HS-8 through HS-11 Systematically conduct maintenance, make repairs or improve drainage facilities to minimize localized flooding during rain storms. Use the City's development review process to ensure that proposed development located in 100-year flood zones undertakes measures to provide adequate protection from flood hazards. Continue to use the National Flood Insurance Program standards and regulations as guidelines for implementation of flood damage control programs in Rohnert Park. In cooperation with the Sonoma County Water Agency, maintain flood plain areas, drainage channels, and other drainage structures and improve drainage channel capacity in ways that will preserve the natural character of habitat areas, riparian corridors, and waterways to maximum extent possible.

*Rohnert Park is diligent in maintaining drainage facilities to provide maximum capacity during rain storms to prevent flooding. The City has very few areas that are designated in a 100-year or 500-year flood zone. Building construction is not permitted that would result in damage to a structure during a 100-year flood. All construction must take place above the 100-year flood level which places structures out of a flood zone. The City routinely takes steps to preserve the natural character of habitat areas.*

### **7.3 Solid Waste Management and Recycling**

HS-12 Continue to work toward reducing solid waste and increasing recycling in compliance with the Sonoma County Integrated Waste Management Plan.

*The City continues to encourage the recycling of household and commercial waste and is continuing efforts to work with Rohnert Park Disposal to improve recycling services. The City has recently approved a new location of a recycling center in a shopping center to better serve the public in depositing their recycled beverage containers.*

HS-13 through HS-15 As part of development review and environmental analysis, ensure that new multi-family and all non-residential development comply with all recycling requirements. As part of the City's Capital Improvement Program (CIP), the Parks, Recreation and Open Space Master Plan, and other programs, explore the feasibility of installing recycling receptacles for plastic and glass beverage containers and papers in parks and other public areas. Require new multi-family residential and all non-residential development to incorporate attractive and

convenient interior and exterior storage areas for recyclables into new or remodeled buildings to make recycling activities more convenient for those who use the buildings.

*Recycling containers are provided to residents of all single-family and multi-family residential units for curb side collection on a weekly basis. Recycling containers are also placed in City parks and public buildings and in office areas. The provision for recycling is an important part of the development review process.*

## **7.4 Hazardous Materials**

Hazardous materials include a large number of substances that may be dangerous to the public if improperly stored, handled or disposed.

H-16 through H-20 Promote joint, countywide programs to address the generation and disposal of hazardous materials including Sonoma County Hazardous Waste Management Plan. Develop and implement programs which provide convenient means for residents to properly dispose of household hazardous waste materials. Support efforts to establish permanent hazardous waste collection and temporary storage facility at the Central Landfill. Maintain existing signs discouraging hazardous waste dumping in storm drains in the City.

*The City coordinates with the Sonoma County Waste Management Agency on hazardous waste collection events and the dissemination of information regarding hazardous material management. Signs at storm drains are maintained on an ongoing basis throughout the City.*

## **7.5 Emergency Management**

The California Emergencies Services Act (State Government Code § 8550-8668) requires each city to prepare and maintain an Emergency Plan for natural, manmade or war-caused emergencies which result in condition of disaster or in extreme peril to life. Peacetime emergencies that should be addressed by the Plan include earthquakes, fires, and floods.

HS-21 and HS-22 Maintain and regularly update the Standardized Emergency Management Plan. Conduct periodic emergency management exercises to familiarize key City personnel with their roles and responsibilities to ensure emergency facilities will function in the event of a disaster.

*The City coordinates with Sonoma County to implement the City's Emergency Management Plan. The City also participates in the ABAG Regional Hazard Mitigation Plan.*

## **8. Noise**

The purpose of the element is to identify existing noise problems in the community and to provide guidance to planners and developers for avoiding future problems.

NS-1 and NS-2 During project review and approval use Office of Planning and Research (OPR) Land Use Compatibility for Community Noise Environments table to determine acceptable uses and analysis and insulation requirements in noise-impacted areas. For all residential uses, establish 45 dB Ldn as the standard for interior noise levels and 60 dB Ldn as the standard for exterior noise levels. Require appropriate siting of residential uses and/or mitigation measures to meet the standards.

*The OPR standards are used to determine noise levels and as the standard for exterior and interior noise levels for residential uses.*

NS-3 Update the Noise Ordinance and the Zoning Ordinance to require control of noise at the source through site design, building design, buffering, hours of operation and other regulations for any noise-emitting use.

*During project review, if there is the potential to generate noise impacts, a noise study will be required and mitigation measures will be required to reduce noise levels to an acceptable standard.*

NS-4 Continue to require control of noise or mitigation measures for any noise-emitting construction equipment or activity.

*Noise standards have been adopted in the Zoning Ordinance for all zoning districts and public and open space areas. All new construction projects must comply with the City's Municipal Code, including hours of construction. Construction equipment shall be adequately muffled and properly maintained.*

NS-6 Require buffers or site planning techniques for all new development within 65 dB Ldn noise contours. However, avoid visible sound walls except along US 101 and along the Northwestern Pacific (NP) Railroad right-of-way.

*During new project application review, this policy is implemented on an ongoing basis. US 101 is currently undergoing widening by Caltrans and sound walls are being constructed as part of the project to mitigate freeway noise impacts on nearby housing.*

## **9.7 Housing Goals, Policies and Programs**

The following goals, policies and programs are designed to address the existing and projected housing needs of the City of Rohnert Park. Each program has one or more individuals, bodies or agencies responsible for its implementation, along with a potential or committed funding source, and a scheduled for its implementation during the 2007-2014 planning period.

## Guiding Policy

The City of Rohnert Park supports safe and affordable housing for all social and economic segments of the community as a means of securing desirable social and economic diversity.

HO-A Promote opportunities for housing development to accommodate projected growth and facilitate mobility within the ownership and rental markets.

*The opportunity for future growth in housing is through the approval of Specific Plans that offer a variety of ownership and rental housing for all income levels.*

HO-1 Promote residential development within the 1999 city limits.

*The City has developed housing in the City Center area. There is also a park and nearby commercial development to support the housing. Most growth in Rohnert Park will take place in specific plan areas. There has been negligible new home construction during the economic slow-down.*

HO-2 Facilitate residential development within the growth areas.

*A number of Specific Plans have been approved that provide for a wide variety of housing types including rural estate with up to two (2) dwelling units per gross acre, low density with four (4) to (6) dwelling units per gross acre and medium density with six (6) to twelve (12) dwelling units per gross acre.*

HO-3 Ensure that residential sites are served by adequate infrastructure and services.

*The primary residential sites in Rohnert Park are located in areas approved under a Specific Plan. The Specific plan provides for infrastructure and services such as neighborhood commercial and park and recreation facilities. Most of the specific plan areas do not have the infrastructure available for development. It is the developer's responsibility to provide the necessary infrastructure and/or upgrade the existing infrastructure. The Public Facilities Finance Plan (PFFP) provides for the necessary infrastructure including streets, water supply and wastewater disposal systems.*

HO-B Provide for a range of housing types within the community to accommodate a variety of incomes and lifestyles, and enable residents to remain in Rohnert Park throughout their lives if they so choose.

*Rohnert Park presently has a variety of housing types for all ranges of income and lifestyles. Future development under the Specific Plans will continue this trend since they will provide a wide range of housing types at all income levels. With the recent reduction in home prices, they have become more affordable to potential home purchasers.*



HO-4 Promote a diversity of housing types, including single-family detached and attached residences, mobile homes, multi-family rental and ownership units, second units and units combined with non-residential uses.

*Through the use of the Specific Plan process, a variety of housing types can be approved ranging from rural estate to high density multi-family. Both ownership and rental housing can be provided. The Zoning Ordinance permits second units on owner-occupied lots with certain restrictions regarding unit size, parking and placement on the parcel.*

HO-C Address to the maximum extent feasible the housing needs of all economic segments of the present and future community, giving highest priority to lower-income households.

*All new housing developments must provide housing for low and moderate income levels. Housing prices have become more affordable with the recent reduction in home values.*

HO-5 Minimize government constraints on the provision of housing that is affordable to lower-income families.

*Rohnert Park has a Housing Manager who assists low and moderate income families in finding affordable housing.*

HO-6 Facilitate the availability of market-rate housing to low and moderate income, first time homebuyers.

*Rohnert Park has a Housing Manager who assists low and moderate income families in finding affordable housing.*

HO-7 Comply with the affordable housing requirements of California Community Redevelopment Law to maximize the number of affordable units provided.

*With the elimination of redevelopment, this is no longer applicable.*

HO-8 Make the maximum use of resources available for the provision of housing affordable to lower income households.

*The City continues to take advantage of all available resources for the provision of housing affordable to lower income households. Affordable housing to lower income households is a provision of all Specific Plans that have been approved.*

HO-9 Require the provision of affordable housing as part of residential development throughout the community.

*New development in Rohnert Park is primarily within approved Specific Plans. A percentage of new housing in all Specific Plans is required to be affordable to low and moderate income buyers*

HO-10 Preserve the affordability of the City's existing affordable housing stock.

*Restrictions are placed on the resale of low and moderate housing to assure that it remains affordable to future purchasers.*

HO-11 Ensure the long-term affordability of units developed or provided with City assistance.

*Restrictions are placed on all units developed or provided with City assistance to guarantee that they will remain affordable in the future.*

HO-12 Address the need for housing for persons with special needs.

*The California Building Code requires that ground floor multi-family and condominium units be accessible to handicapped persons and that the interior of the units be adaptable for use by handicapped persons.*

HO-13 Address the need for rental units for larger families.

*In the recently approved Specific Plans, there are three (3) bedroom apartment units provided for larger families.*

HO-14 Address the need for disabled-accessible units and housing for the disabled.

*The California Building Code requires disabled-accessible ground floor units in new multi-family development.*

HO-15 Address the need for housing for the elderly.

*Rohnert Park has a number of multi-family developments that are restricted to residents 55 years of age or older. One project has recently received approval to convert a number of units to "assisted living" for those residents who can no longer function on their own.*

HO-16 Prevent homelessness and support efforts to provide housing for the homeless.

*Rohnert Park has very few homeless persons within the City limits. Some churches in Rohnert Park provide short term sleeping facilities for homeless persons. Rohnert Park has five (5) transitional homes for homeless persons.*

HO-17 Address the need for affordable and accessible housing for Sonoma State University students.

*A high percentage of the housing in Rohnert Park is multi-family with much of that housing easily accessible to Sonoma State University.*

HO-17A Support efforts for providing farmworker housing both within and around Rohnert Park.

*Rohnert Park does not presently have any active farming within the City limits and therefore no need for farmworker housing.*

HO-18 Discourage discriminatory housing practices.

*The Rohnert Park Housing Manager is responsible for taking any necessary action when cases of discrimination in housing are brought to the attention of the City.*

HO-19 Promote the maintenance of existing housing stock.

*The City does not presently have a program on housing maintenance. If the situation of a poorly maintained house is brought to the attention of the City, they will contact the property owner regarding any necessary repairs or improvements. The city has a Code Enforcement Officer who inspects and where necessary requires property owners to bring a substandard property up to a safe standard.*

HO-20 Work towards improving living conditions in the Canon Manor Area.

*The City is has made sewer service available to a designated number of parcels in the Canon Manor Area.*

HO-21 Maintain the Sonoma Grove Trailer Park as a form of shelter for very low-income students and households that, in nearly every case, could not afford other housing available in Rohnert Park.

*The Sonoma Grove Trailer Park is under new ownership and the new owner is presently increasing rents as existing tenants relocate. The City has no control over the rents charged by the current owner of the trailer park.*

HO-22 Minimize the extent of potential earthquake damage to housing.

*New housing and additions to existing homes must comply with the current seismic standards in the California Building Code as they apply to residential development.*

HO-23 Use the provisions of California Community Redevelopment Law to ensure that a share of housing units that are rehabilitated are affordable to lower income households.

*With the elimination of Redevelopment, this is no longer applicable.*

HO-24 Promote the use of energy conservation features in the design of residential development.

*All new housing constructed in Rohnert Park must meet the energy conservation requirements of the California Building Code.*

HO-25 Promote energy conservation in the city's older homes.

*Rohnert Park does not presently have a program for upgrading existing homes for energy conservation. When additions are made to existing homes they must comply with current energy conservation requirements in the California Building Code as they apply to the addition.*

HO-26 Provide an active leadership role in fulfilling the programs of the Housing Element.

*The leadership role in fulfilling the programs of the Housing Element is the responsibility of the Development Services Department. The participants are the Building and Planning Manager and the Housing Manager and planning staff in reviewing and recommending project approval.*

## **Supplemental to Housing Element Progress Report**

**Calendar Year 2011**

### **Annual Building Activity Report Summary- New Construction**

#### **Very Low, Low, and Mixed-Income Multifamily Projects**

During the review period we have had no new multifamily projects constructed or permits issued for construction.

#### **Annual Building Activity Report Summary – Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1 (c) (1)**

No building permits were issued for unit rehabilitation during the review period.

#### **Annual Building Activity Report Summary for Above Moderate-Income Units**

No building permits were issued for above moderate-income units during the review period.

#### **Regional Housing Needs Allocation Progress**

**ABAG Housing  
Allocation 1/1/2007-  
6/30/2014**

**Housing  
Allocation  
Met**

**Left to Develop**

Very Low	371	Very Low	24	Very Low	347
Low	231	Low	0	Low	231
Moderate	373	Moderate	1	Moderate	272
Above Moderate	679	Above Moderate	6	Above Moderate	673
Total RHNA	1654	Total Units	31	Total Units	1523

Total remaining by income level is 1523 units. No new units were added during the review period.

#### **Program Implementation Status**

#### **POLICIES: HOUSING SUPPLY**

HO-1 Promote residential development within the current city limits.

Program 1.1

*Construction of units has not taken place during the review period.*

HO-2 Facilitate residential development within growth areas.

Programs 2.1 through 2.3

*During the review period, no new residential development has taken place in the city. Development has not taken place in either Specific Plan.*

HO-3 Ensure that residential sites are served by adequate infrastructure and services.

Programs 3.1 through 3.2

*Financing for required infrastructure and services for new residential development will take place through a Public Facilities Finance Plan (PFFP).*

HO-4 Promote a diversity of housing types including single-family detached and attached residences, mobile homes, multi-family rental and ownership units, second units, and units combined with non-residential uses.

*New development in Specific Plan areas provide for a variety of housing types for residents of all income levels. This includes rural estate, large lot, low density, medium density and high density residential. The Specific Plans do not provide for mobile homes specifically.*

#### **GOAL: PROVISION OF AFFORDABLE HOUSING**

HO-C Address the maximum extent feasible the housing needs of all economic segments of the present and future community, giving highest priority to lower income households.

*The existing Specific Plans provide for housing for all income levels including low income. The residential units provide for moderate and low income households and the apartments provide for low and very low income households.*

#### **POLICIES: PROVISION OF AFFORDABLE HOUSING**

HO-5 Minimize governmental constraints on the provision of housing affordable to lower income households.

*Programs 5.1 through 5.5 Rohnert Park is very active in providing affordable housing for lower income households. The recently approved Specific Plans have provisions for affordable housing, especially rental housing. The City's Zoning Ordinance does not discourage affordable housing.*

HO-6 Facilitate the availability of Market-rate housing to low and moderate income, first-time homebuyers.

*Program 6.1 The city continues to facilitate access to lenders for qualified low and moderate income, first-time homebuyers.*

HO-7 Comply with the affordable housing requirements of California Community Redevelopment Law to maximize the number of affordable units provided.

*The California Community Redevelopment Law has been amended for dissolution.*

HO-8 Make the maximum use of resources available for the provision of housing affordable to lower income households.

*Programs 8.1 through 8.5 The city continues to take advantage of all resources to provide housing affordable to lower income households. The recently approved Specific Plans have provisions for affordable housing for lower income families.*

HO-9 Require the provision of affordable housing as part of residential development throughout the community.

*Programs 9.1 through 9.3 All new housing constructed in Rohnert Park will be in areas covered by a Specific Plan. The Specific Plans require providing housing affordable to low and moderate income families.*

#### **GOAL: PRESERVATION OF AFFORDABILITY**

HO-D Preserve the City's existing affordable housing stock and ensure the long-term affordability of new non-market rate units.

*The City will take all reasonable efforts to preserve the affordable housing stock.*

#### **POLICIES: PRESERVATION OF AFFORDABILITY**

HO-10 Preserve the affordability of the City's existing affordable housing stock.

*Programs 10.1 through 10.2 The City will enforce all requirements of the Municipal Code regarding the conversion of a mobile home park.*

HO-11 Ensure the long-term affordability of units developed or provided with City assistance.

*Programs 11.1 through 11.4 Any units that receive City assistance have resale or rent control that guarantees they remain affordable to very low, low and moderate income households where applicable.*

#### **POLICIES: HOUSING FOR SPECIAL NEEDS**

HO-12 Promote the provision of housing for persons with special needs.

*Program 12.1 New special needs housing will take place in Specific Plan areas. The California Building Code requires that in multi-family developments, ground floor units are designed so they can be adapted to persons with special needs.*

HO-13 Promote the provision of rental units for larger families.

*Program 13.1 In the Specific Plan areas, some of the apartment units will have some three bedroom units for larger families.*

HO-14 Promote the provision of disabled-accessible units and housing for the disabled.

*Programs 14.1 through 14.6 The City will require all new multi-family residential development to conform to the housing standards for persons with disabilities including wheelchair ramps and entry doors wide enough to accommodate wheel chairs.*

HO-15 Promote housing for the elderly.

*Program 15.1 Rohnert Park has housing available for seniors and has approved conversion a portion of a senior housing facility to assisted living.*

HO-16 Prevent homelessness and support efforts to provide housing for the homeless.

*Programs 16.1 through 16.5 The City does not have a homeless shelter but gives money to Sonoma County Adult and Youth Development (SCAYD) to support their Homeless Prevention and to Rental Assistance Program and to Committee on the Shelterless (COTS).*

## **POLICIES: FAIR HOUSING**

HO-18 Discourage Discriminatory housing practices.

*Programs 18.1 through 18.11 The City advises residents who feel they have been discriminated against on the procedures they may take to address the problem. Public services are provided throughout the City on an equitable basis. There are no neighborhoods in Rohnert Park that have an over-concentration of lower income housing. The majority of lower income housing in the future will take place within approved Specific Plan areas.*

## **POLICIES: PRESERVATION AND IMPROVEMENT OF HOUSING STOCK**

*Programs 19.1 through 19.3 The City has an ongoing program for housing rehabilitation.*

HO-22 Minimize the extent of potential earthquake damage to housing.

*Programs 22.1 through 22.4 The City does not presently have any programs for seismic retrofitting of existing buildings or bracing for mobile homes.*



HO-23 Use the provisions of California Community Redevelopment Law to ensure that a share of housing units that are rehabilitated are affordable to lower income households.

*The California Community Redevelopment Law Program 23-1 CDCRP has been amended for dissolution.*

#### **POLICY: ENERGY CONSERVATION**

HO-24 Promote the use of energy conservation features in the design of residential development.

*Programs 24-1 through 24-2 New residential design in Specific Plan areas are subject to the City's green building/sustainability ordinance to address energy conservation. New residential building must also conform to all energy conservation requirements of the California Building Code. Substantial tree planting is required in new residential and commercial development.*

HO-15 Promote energy conservation in the city's older homes.

*Program 25.1 Any improvements in existing older homes must conform to energy conservation requirements where applicable.*

#### **POLICY: ATTAINMENT OF HOUSING GOALS**

*Programs 26.1 through 26.2 An annual progress report on the Housing Element is prepared in April of each year. The City staff is kept informed regarding affordable housing, high-density development and lower income housing.*

HO-27 Use the growth management program to promote the city's housing program.

*Programs 27.1 through 27.2 there are surplus units available to be constructed under the City's Growth Management Ordinance. All of the existing Specific Plans require a PFFP for all new development to pay for infrastructure and public facility improvements.*

(CCR Title 25 §6202 )

City of Rohnert Park

1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects[illegible]

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of Rohnert Park  
Reporting Period 1/1/2011 - 12/31/2011

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Rohnert Park

Reporting Period 1/1/2011 - 12/31/2011

Table B

### Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed											
	Restricted Non-deed											
	restricted											
Low	Deed											
	Restricted Non-deed											
	restricted											
Moderate	Deed											
	Restricted Non-deed											
	restricted											
Above Moderate												
Total RHNA by COG.												
Enter allocation number:												
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

(CCR Title 25 §6202 )

City of Rohnert Park

1/1/2011 - 12/31/2011

## Table C

### Program Implementation Status

[illegible]

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of Rohnert Park	
Reporting Period	1/1/2011 -	12/31/2011

General Comments: